



## **MEMORANDUM**

DATE: August 20, 2003

TO: David Gulino, Chairman & Planning Commissioners

FROM: Teresa Huish, Senior Planner

RE: General Plan Amendment – Case # 3-GP-2003

The purpose of this memorandum is to inform the Planning Commission (PC) of the application for a proposed General Plan amendment and the requirements of State legislation. Per the legislation, all major General Plan amendments require a remote public hearing for purpose of additional discussion on general plan issues related to the case. The City of Scottsdale established criteria for a Major General Plan Amendment in February 2001. The August 20th remote PC hearing(s) will be the first of two (2) hearings on this case. Staff, in conformance with the Growing Smarter legislation, intends to concentrate their comments at the issue of the General Plan amendment.

Because the Planning Commission hearing is at the remote location, Staff will present the General Plan Amendment portion of the case in fulfillment of the State legislation for remote hearings. A complete report of the subsequent regular PC meeting, scheduled for September 10, 2003, will be sent out regarding this application.

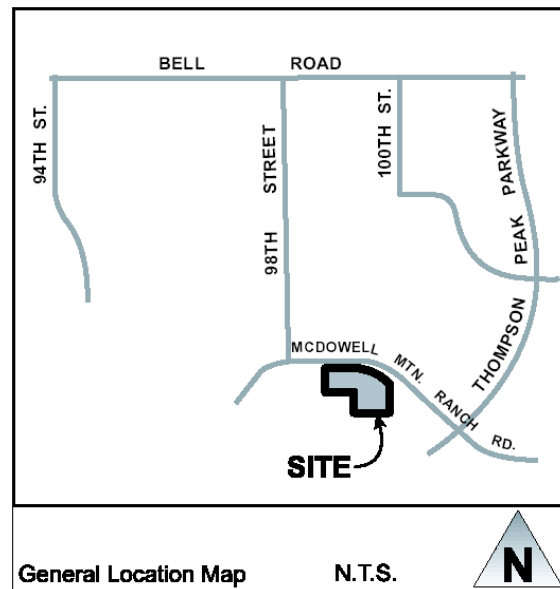
### 3-GP-2003 General Plan Review

#### Introduction

Case 3-GP-2003 is a request for an amendment to the General Plan Land Use Element. The property is generally located at the southwest corner of McDowell Mountain Ranch Road and Thompson Peak and includes approximately 10 acres of land.

#### Current Conditions/Background

This property, and the areas to the west are designated Cultural/Institutional on the Conceptual Land Use Map. The areas on the north side of McDowell Mountain Ranch Road are designated Suburban Neighborhoods, the property immediately to the east is designated Commercial. (see attachment #4) The WestWorld equestrian center is to the south and west, the McDowell Mountain Ranch master planned community is to the east, and a mix of smaller subdivisions and non-residential uses (school facilities) are to the north and west. This area is indicated as a future character area study, and no neighborhood plans have been proposed or completed for this area.



#### Description of Proposal

The proposed amendment is for the Land Use Element from a Cultural/Institutional designation to an Employment designation. A companion zoning case will follow the General Plan amendment.

Cultural/Institutional land use category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. The designation of Cultural/Institutional for this area of the city was mainly for the WestWorld equestrian facilities to the south and west of this property. It was anticipated that this general area would include a mixture of uses focusing on the equestrian facilities, recreation, and tourism facilities supporting the WestWorld complex. The Employment category “permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises.”

#### Conclusion

This proposed General Plan amendment is consistent with the character, land use intensity, and goals for future development in this area of the city and will not have a

negative impact on surrounding neighborhoods or neighboring land uses. The WestWorld complex does not need this area to be maintained as Cultural/Institutional. Employment uses will provide a good transition and a buffer from the diverse uses and activities of Westworld's Cultural/Institutional designation to surrounding residential uses. The area west of this property, the Horseman's Park area (Pima to 94<sup>th</sup> Street, north of WestWorld), is designated Employment on the Land Use map and it is developing in this manner, again buffering residential uses from WestWorld activities.

Note: Future development of this site should take into account the Old Verde Canal which has been identified as a historical/archeological resource for the City of Scottsdale.

**Attachments:**

1. Project Narrative
2. Context Aerial
3. Close-up Aerial
4. General Plan Map

Request for General Plan Amendment for:

## ***THE SHEEGL / THOMAS PROPERTY***

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Scottsdale, Arizona

### ► **INTRODUCTION.**

Request. Amend the General Plan – Land Use Element for the subject properties from “Cultural / Institutional or Public Use” to “Employment”. A companion rezoning case will follow the General Plan Amendment application.

Location. The subject property is located approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road immediately north of West World.

Site Conditions. The approximately 10.1-acre site is generally flat with very little in the way of topographic changes or significant vegetation. A small portion of the old Verde Canal bisects the property from northwest to southeast. Most of the vegetation on-site is found in close proximity to the canal.

Surrounding Land Uses. The subject property is in a very unique location within the City of Scottsdale. The site is surrounded by a variety of different land uses including the West World equestrian center to the south, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

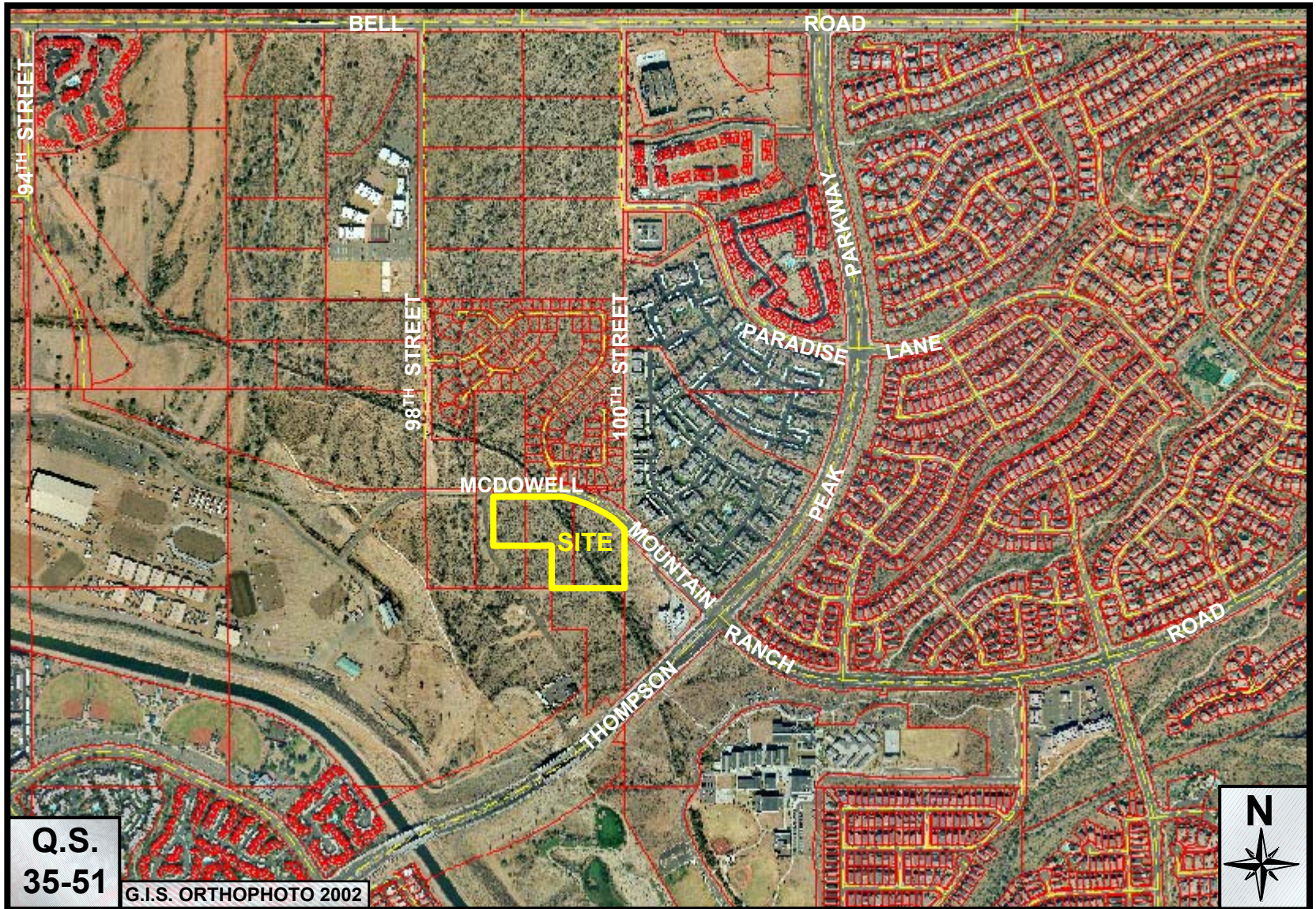
Other Impacts. The most significant impact to this property is the immediate proximity to West World equestrian center to the south.

Future Rezoning Request. As previously mentioned, the applicant will submit a rezoning request to accompany this General Plan Amendment request. The rezoning request will include a development agreement with development standard amendments that further define intensity of development on the site including height restrictions and lot coverage restrictions.

The proposed rezoning request will make the zoning consistent with the proposed General Plan designation. The future rezoning application will address the following:

- Proposed Use.
- Proposed Site Plan.
- Parking.
- Setbacks.
- Open Space.
- Frontage Open Space.
- Intensity of Development [F.A.R.].



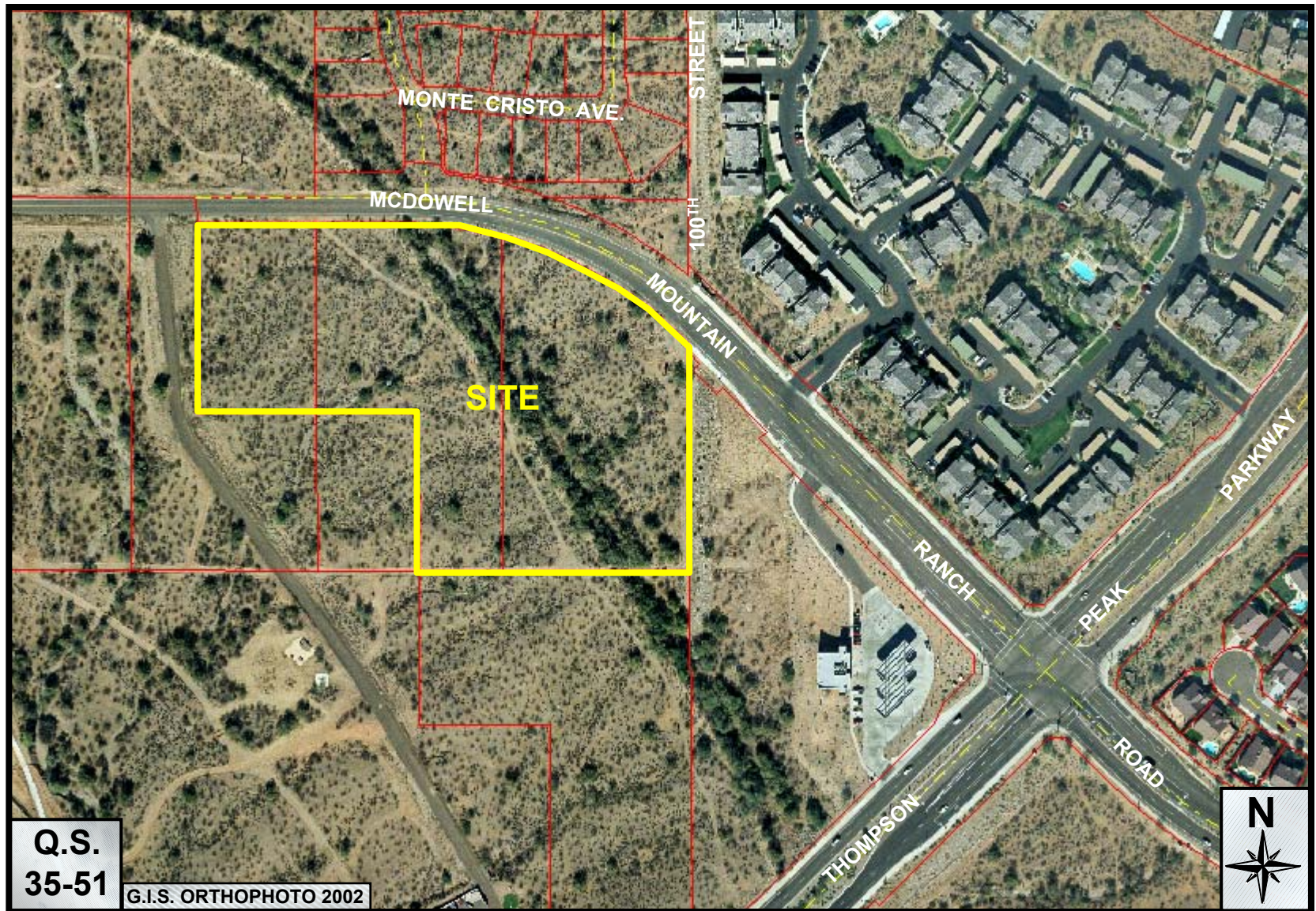


Thomas Property

3-GP-2003

ATTACHMENT #2



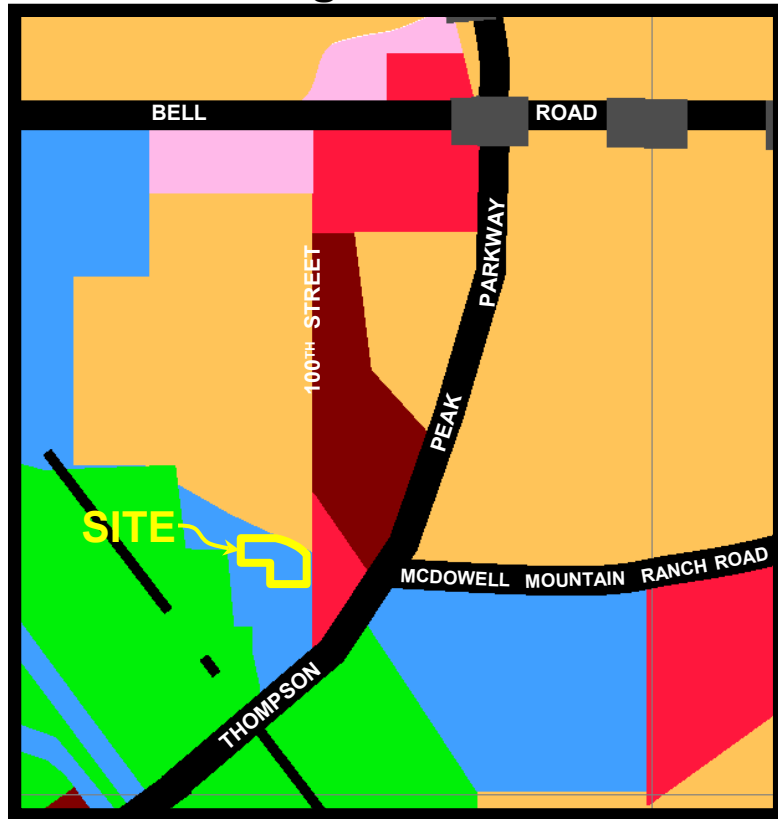


Thomas Property

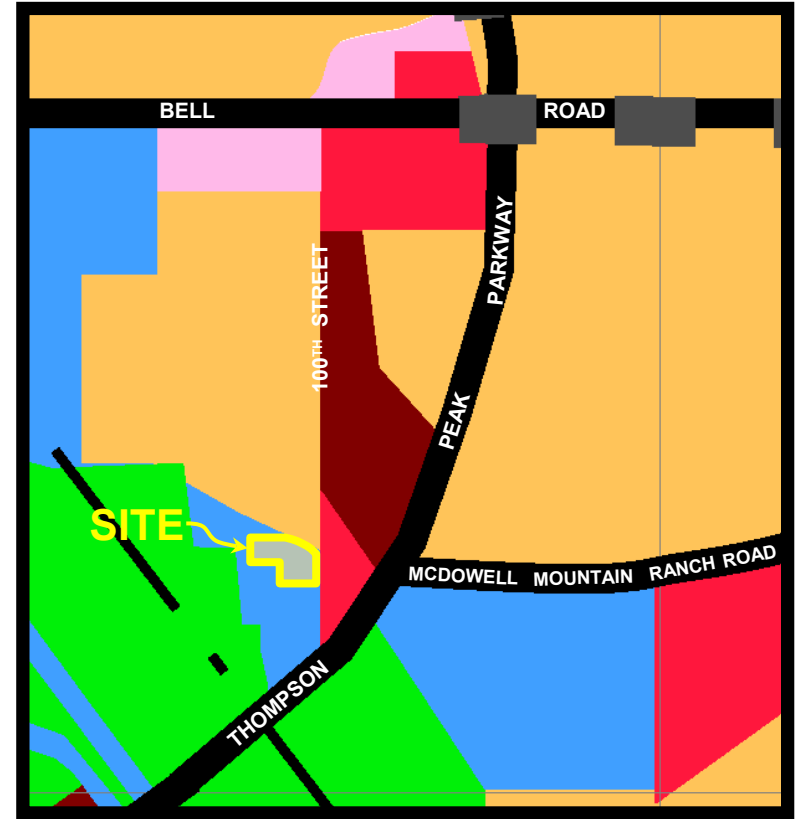
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ATTACHMENT #3

## Existing General Plan



## Proposed General Plan



- |   |  |
|---|--|
| Rural Neighborhoods   | Commercial   |
| Suburban Neighborhoods                                      | Office   |
| Urban Neighborhoods   | Employment   |
| Mixed-Use Neighborhoods                                     | Natural Open Space   |
| Resorts/Tourism   | Developed Open Space (Parks)   |
| Shea Corridor   | Developed Open Space (Golf Courses)                                    |
| Mayo Support District                                       | Cultural/Institutional or Public Use                                   |
| Regional Use District                                       | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002)                    |  |
| Recommended Study Boundary of the McDowell Sonoran Preserve |  |
| City Boundary   | Location not yet determined  |



**3-GP-2003**  
**ATTACHMENT #4**

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of April 2, 2002